

City of Franklin
Plan Commission Meeting Agenda*
Franklin City Hall Council Chambers
9229 W Loomis Road – Franklin WI 53132
7:00 p.m., Thursday, September 8, 2005

I. Call to Order & Roll Call

II. Approval of Minutes

A. Regular Thursday, August 25, 2005

III. Public Hearings

A. Zoning Code (Map) Amendment

Applicant: **Franklin Ventures II LLC**
(Shadwell Subdivision) (35-lots)

Regarding: Rezoning from R-7 Two-Family Residence District to R-4 Suburban Single-Family Residence District

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

B. Special Use Amendment

Applicant: **Franklin Ventures II LLC**
(Villas at Monticello Gardens Condominiums)

Regarding: Change in the Condominium Plat boundary

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-7 Two-Family Residence District

C. Special Exception Area & Bulk

Applicant: **LandCraft Survey & Engineering, Inc.**

Regarding: Special Exception Area & Bulk to change 25' setback to 22'.

Location: Approximately 4927 West Woodland Drive
SE 1/4 of Section 02 (Tax Key Number 740-0159-000)

Zoning: R-5 Suburban Single-Family Residence District

D. Special Use to replace sunroom in R-8 Multiple-Family Residence District

Applicant: **Michael T & Barbara M Hannagan**

Regarding: Special Use to replace sunroom in R-8 Multiple-Family Residence District

Location: Approximately 9705 South 76th Street
NE 1/4 of Section 28 (896-9999-004)

Zoning: R-8 Multiple-Family Residence District

E. Unified Development Ordinance Text Amendment

Applicant: **City of Franklin**

Regarding: Text Amendment to Sections 15-3.0804 & 15-10.0104F of the Unified Development Ordinance to allow Planning Staff to grant certain temporary use permits

IV.

Business

A. Zoning Code (Map) Amendment

Applicant: **Franklin Ventures II LLC
(Shadwell Subdivision) (35-lots)**

Regarding: Rezoning from R-7 Two-Family Residence District to R-4 Suburban Single-Family Residence District

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-4 Suburban Single-Family Residence District & R-7 Two-Family Residence District

B. Final Plat

Applicant: **Franklin Ventures II LLC
(Shadwell Subdivision) (35-lots)**

Regarding: Final Plat

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-4 Suburban Single-Family Residence District

C. Declaration of Covenants, Conditions and Restrictions

Applicant: **Franklin Ventures II LLC
(Shadwell Subdivision) (35-lots)**

Regarding: Declaration of Covenants, Conditions and Restrictions

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-4 Suburban Single-Family Residence District

D. Homeowner Documents

Applicant: **Franklin Ventures II LLC
(Shadwell Subdivision) (35-lots)**

Regarding: Homeowner Documents

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-4 Suburban Single-Family Residence District

E. Conservation Easement

Applicant: **Franklin Ventures II LLC
(Shadwell Subdivision) (35-lots)**

Regarding: Conservation Easement

Location: Approximately West Forest Home Avenue & West Jefferson Terrace
NW 1/4 of Section 18

Zoning: R-4 Suburban Single-Family Residence District

F. Special Use Permit Amendment to change Condominium Plat boundaries, Building Elevations, & Approval of Condominium Plat

Applicant: **Franklin Ventures II LLC
(Villas at Monticello Condominiums)**

Regarding: Special Use Permit Amendment to change Condominium Plat boundaries & building elevations for Buildings E & H-K, and approval of Condominium Plat.

Location: Approximately West Forest Home Avenue & Jefferson Street
NW 1/4 of Section 18

Zoning: R-7 Two-Family Residence District & R-8 Multiple-Family Residence District

G. Special Exception Area & Bulk

Applicant: **LandCraft Survey & Engineering, Inc.**
Regarding: Special Exception Area & Bulk to change 25' setback to 22'.
Location: Approximately 4927 West Woodland Drive
SE 1/4 of Section 02 (Tax Key Number 740-0159-000)
Zoning: R-5 Suburban Single-Family Residence District

H. Special Use to replace sunroom in R-8 Multiple-Family Residence District

Applicant: **Michael T & Barbara M Hannagan**
Regarding: Special Use to replace sunroom in R-8 Multiple-Family Residence District
Location: Approximately 9705 South 76th Street
NE 1/4 of Section 28 (896-9999-004)
Zoning: R-8 Multiple-Family Residence District

I. Zoning Code (Map) Amendment

Applicant: **Horizon Development Group
(Francis Woods 16-unit Senior Condominiums)**
Regarding: Rezoning from B-3 Community Business District & R-6 Single Family Residential to Planned Development District (PDD) #22
Location: Approximately 7710 S. 51st Street
SE 1/4 of Section 11 (Tax Key Number 788-9986-004)
Zoning: B-3 Community Business District & R-6 Suburban Single-Family Residence District

J. Amendment to PDD #22 CLARE MEADOWS

Applicant: **Horizon Development Group
(Francis Woods 16-unit Senior Condominiums)**
Regarding: Amendment to PDD #22 CLARE MEADOWS
Location: Approximately 7710 S. 51st Street
SE 1/4 of Section 11 (Tax Key Number 788-9986-004)
Zoning: B-3 Community Business District & R-6 Suburban Single-Family Residence District

K. Site Plan Amendment

Applicant: **Hartland Meadows LLC
(Garden Plaza Shopping Center)**
Regarding: Site Plan Amendment to remodel the front façade of the shopping center.
Location: Approximately 6514-6572 S Lovers Lane Road
NW 1/4 of Section 05 (Tax Key Number 705-8997-004)
Zoning: B-3 Community Business District

L. Concept Review

Applicant: **Carleton Creek Development LLC
(Carleton Creek Condominium)**
Regarding: Concept Review for Condominium Plat
Location: Approximately South 108th Street, West Cortez Avenue, West
Zoning: R-3 Suburban/Estate Single-Family Residence District

M. Announcement: Next Meeting scheduled for September 22, 2005

V. Adjournment

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an Agenda item over which they have decision making responsibility. This may constitute a meeting of the Council per State ex rel. Badke v. Greendale Village Board even though the Council will not take formal action at this meeting.*